

AGENDA ITEM SUMMARY

March 25, 2013

To: Eugene Planning Commission

From: Peggy Keppler, Engineering Development Review Manager

Subject: **Proposed Amendments to Stormwater Development Standards EC 9.6790-9.6796**

ISSUE STATEMENT

This work session is an opportunity to provide the Planning Commission information on the proposed amendments to the land use code for Stormwater Development Standards, Eugene Code 9.6790-9.6796, and the associated Stormwater Management Manual this year. Stormwater Development Standards regulate the location, design, construction, and maintenance of stormwater facilities applicable to the development of new and replaced impervious surfaces.

BACKGROUND

The current Stormwater Development Standards, required by the federal Clean Water Act and the City's municipal stormwater permit, have been in place since July 2006. They are an important element of the City's multi-faceted stormwater program aimed at protecting and improving the water quality of Eugene's receiving streams including Amazon Creek and the Willamette River.

The existing code standards reduce pollutants before discharging runoff from the development site to the city's stormwater system and require applicants to demonstrate their stormwater runoff is discharged to locations that have capacity to convey the flood control storm event. The proposed amendments will further reduce pollutants and mitigate the volume, duration, time of concentration and rate of stormwater runoff to the city stormwater system. Changes to the stormwater development standards are being proposed in response to stricter federal and state water quality regulations which must be implemented by January 1, 2014 as outlined in the City's municipal stormwater permit.

More specifically, the proposed amendments will implement a best management practices (BMP) hierarchy of on-site stormwater management techniques that emphasize and promote low impact development (LID) and green infrastructure approaches which improve water quality and increase capacity in the city's stormwater system. Low impact development and green infrastructure approaches emphasize practices that seek to mimic the site's hydrology before development, thereby reducing negative effects of stormwater runoff on nearby rivers, lakes, streams and wetlands. LID practices use design approaches which promote natural systems for stormwater retention, infiltration and conveyance.

Applicants will select stormwater quality facilities from the Stormwater Management Manual based on the following priority order: infiltration, filtration, mechanical treatment.

An **infiltration facility** provides for the movement of stormwater into the soil in order to remove pollutants from the runoff through filtration in the soil matrix, plant uptake, absorption of water within the facility growing medium, and evapotranspiration, thereby reducing runoff quantity.

A **filtration facility** provides for the movement of stormwater through vegetation or other types of filter material (e.g. leaf compost, sand) and is not necessarily designed to move stormwater into the soil. Depending upon physical site characteristics (e.g. soil type) and facility design, a filtration facility may provide a degree of infiltration, plant uptake, absorption of water within the facility growing medium, and evapotranspiration, thereby reducing runoff quantity.

All sites must utilize infiltration treatment facilities unless one of the following development site conditions exists at the site:

1. Soil infiltration rates are less than 2 inches per hour;
2. Bedrock is less than 5 feet below the ground surface;
3. Groundwater elevations are less than 6 feet below the ground surface elevation;
4. Ground surface slopes in land areas available for an infiltration facility are greater than 10%;
or,
5. Insufficient land area to construct an approved infiltration facility.

If site conditions #1-4 restrict the use of infiltration treatment facilities, filtration treatment facilities must be utilized. Development sites that are not large enough to site approved infiltration or filtration facilities in the land area not covered by the proposed footprint can implement a mechanical/manufactured treatment facility to treat any of the stormwater runoff from their proposed impervious surface area.

Applicants that implement infiltration and filtration treatment facilities sized to manage the proposed impervious surface area will qualify for discounts on their system development charge. Applicants that implement mechanical/manufactured treatment can qualify for the discounts if they retrofit the stormwater management of an existing off-site impervious surface location with a new infiltration or filtration stormwater management facility to compensate for volume/duration/TOC/rate impacts not addressed by the mechanical/manufactured facility.

NEXT STEPS

The Planning Commission is scheduled to hold public hearing on the proposed amendments May 8, 2013. The goal is to present the Planning Commission's recommendations to Council by September 2013.

ATTACHMENTS

None.

FOR MORE INFORMATION

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